

168.0

0008

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

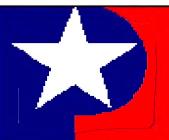
620,800 / 620,800

USE VALUE:

620,800 / 620,800

ASSESSED:

620,800 / 620,800

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City   |
|-----|--------|-------------------------|
| 258 |        | FLORENCE AVE, ARLINGTON |

**OWNERSHIP**

| Owner 1: RIZZO DIANE M &       |  | Unit #: |
|--------------------------------|--|---------|
| Owner 2: MURRAY JUDITH A RIZZO |  |         |
| Owner 3:                       |  |         |
| Street 1: 258 FLORENCE AVE     |  |         |

Street 2:

| Twn/Cty: | ARLINGTON |        |
|----------|-----------|--------|
| St/Prov: | MA        | Cntry: |
| Postal:  | 02476     | Type:  |

**PREVIOUS OWNER**

| Owner 1: RIZZO GEORGIANA M/ESTATE - |
|-------------------------------------|
| Owner 2: -                          |
| Street 1: 258 FLORENCE AVE          |
| Twn/Cty: ARLINGTON                  |
| St/Prov: MA                         |
| Postal: 02476                       |

**NARRATIVE DESCRIPTION**

This parcel contains 7,827 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Aluminum Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 7827        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.84 | 7     |             |           |        |   |        |   |        |   | 458,365         |           |   |           |        |      | 458,400   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code |  | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |  | User Acct |
|----------|--|-----------|----------------|------------|------------|-------------|-------------------|--|-----------|
| 101      |  | 7827.000  | 162,400        |            | 458,400    | 620,800     |                   |  | 111596    |
|          |  |           |                |            |            |             | GIS Ref           |  |           |
|          |  |           |                |            |            |             | GIS Ref           |  |           |
|          |  |           |                |            |            |             | Insp Date         |  |           |
|          |  |           |                |            |            |             | 07/21/18          |  |           |

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

620,800 / 620,800

USE VALUE:

620,800 / 620,800

ASSESSED:

620,800 / 620,800

**USER DEFINED**

|                |          |
|----------------|----------|
| Prior Id # 1:  | 111596   |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/11/20       | 03:02:39 |
| PRINT          |          |
| LAST REV       |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 162,400    | 0         | 7,827.    | 458,400    | 620,800     | 620,800       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 141,600    | 0         | 7,827.    | 458,400    | 600,000     | 600,000       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 141,600    | 0         | 7,827.    | 386,300    | 527,900     | 527,900       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 141,600    | 0         | 7,827.    | 353,600    | 495,200     | 495,200       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 141,600    | 0         | 7,827.    | 301,200    | 442,800     | 442,800       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 140,900    | 0         | 7,827.    | 261,900    | 402,800     | 402,800       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 140,900    | 0         | 7,827.    | 242,300    | 383,200     | 383,200       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 140,900    | 0         | 7,827.    | 230,500    | 371,400     | 371,400       |               | 12/13/2012 |

**Parcel ID**

168.0-0008-0001.0

!13030!

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif                         | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------------------------------|-------|
| RIZZO GEORGIANA | 66043-197 |      | 9/9/2015  | Estate/Div  |            | No | No  |                               |       |
| RIZZO GEORGIANA | 9881-404  |      | 8/31/1961 | Convenience |            | No | No  | Georgiana Rizzo dod 5/26/2014 |       |

**TAX DISTRICT****PAT ACCT.**

| Date      | Number | Descrip | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date       | Result       | By  | Name    |
|-----------|--------|---------|---------|-----|------------|----------|------------|---------|------------|--------------|-----|---------|
| 6/21/2005 | 518    | Re-Roof | 5,925 C |     |            |          |            |         | 7/21/2018  | MEAS&NOTICE  | HS  | Hanne S |
|           |        |         |         |     |            |          |            |         | 11/10/2008 | Meas/Inspect | 336 | PATRIOT |
|           |        |         |         |     |            |          |            |         | 1/27/2000  | Inspected    | 276 | PATRIOT |
|           |        |         |         |     |            |          |            |         | 12/20/1999 | Measured     | 264 | PATRIOT |
|           |        |         |         |     |            |          |            |         | 7/16/1993  |              | TH  |         |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

|                                 |                   |              |      |                                    |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
|---------------------------------|-------------------|--------------|------|------------------------------------|------------|-------------------------|---------|-----------------|------------|-------|------|-------------------------|------|--------|------------|-------------------|--------------|--------------|--------|------------|
| <b>EXTERIOR INFORMATION</b>     |                   |              |      | <b>BATH FEATURES</b>               |            |                         |         | <b>COMMENTS</b> |            |       |      | <b>SKETCH</b>           |      |        |            |                   |              |              |        |            |
| Type:                           | 19 - Ranch        |              |      | Full Bath:                         | 1          | Rating:                 | Average | SCUTTLE.        |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Sty Ht:                         | 1 - 1 Story       |              |      | A Bath:                            |            | Rating:                 |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| (Liv) Units:                    | 1                 | Total:       | 1    | 3/4 Bath:                          |            | Rating:                 |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Foundation:                     | 1 - Concrete      |              |      | A 3QBth:                           |            | Rating:                 |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Frame:                          | 1 - Wood          |              |      | 1/2 Bath:                          |            | Rating:                 |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Prime Wall:                     | 3 - Aluminum      |              |      | A HBth:                            |            | Rating:                 |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Sec Wall:                       |                   | %            |      | OthrFix:                           |            | Rating:                 |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Roof Struct:                    | 1 - Gable         |              |      | <b>OTHER FEATURES</b>              |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Roof Cover:                     | 1 - Asphalt Shgl  |              |      | Kits:                              | 1          | Rating:                 | Average |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Color:                          | WHITE             |              |      | A Kits:                            |            | Rating:                 |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| View / Desir:                   |                   |              |      | Fpl:                               | 1          | Rating:                 | Average |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| <b>GENERAL INFORMATION</b>      |                   |              |      | WSFlue:                            |            | Rating:                 |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Grade:                          | C - Average       |              |      | <b>CONDOS INFORMATION</b>          |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Year Blt:                       | 1940              | Eff Yr Blt:  |      | Location:                          |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Alt LUC:                        |                   | Alt %:       |      | Total Units:                       |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Jurisdct:                       |                   | Fact:        | .    | Floor:                             |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Const Mod:                      |                   |              |      | % Own:                             |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Lump Sum Adj:                   |                   |              |      | Name:                              |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| <b>INTERIOR INFORMATION</b>     |                   |              |      | <b>DEPRECIATION</b>                |            |                         |         |                 |            |       |      | <b>REMODELING</b>       |      |        |            |                   |              |              |        |            |
| Avg Ht/FL:                      | STD               |              |      | Phys Cond:                         | GD - Good  |                         | 18. %   |                 |            |       |      |                         |      |        |            | No Unit           | RMS          | BRS          | FL     |            |
| Prim Int Wall:                  | 2 - Plaster       |              |      | Functional:                        |            |                         |         |                 |            |       |      |                         |      |        |            | 1                 | 4            | 2            | 1      |            |
| Sec Int Wall:                   |                   | %            |      | Economic:                          |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Partition:                      | T - Typical       |              |      | Special:                           |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Prim Floors:                    | 3 - Hardwood      |              |      | Override:                          |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Sec Floors:                     | 5 - Lino/Vinyl    |              | 25 % | Total:                             | 18.6 %     |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Bsmnt Flr:                      | 12 - Concrete     |              |      | <b>CALC SUMMARY</b>                |            |                         |         |                 |            |       |      | <b>COMPARABLE SALES</b> |      |        |            |                   |              |              |        |            |
| Subfloor:                       |                   |              |      | Basic \$ / SQ:                     | 95.00      |                         |         |                 |            |       |      |                         |      |        |            | Rate              | Parcel ID    | Typ          | Date   | Sale Price |
| Bsmnt Gar:                      |                   |              |      | Size Adj.:                         | 1.35000002 |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Electric:                       | 3 - Typical       |              |      | Const Adj.:                        | 0.99247509 |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Insulation:                     | 2 - Typical       |              |      | Adj \$ / SQ:                       | 127.285    |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Int vs Ext:                     | S                 |              |      | Other Features:                    | 62500      |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Heat Fuel:                      | 2 - Gas           |              |      | Grade Factor:                      | 1.00       |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Heat Type:                      | 1 - Forced H/Air  |              |      | NBHD Inf:                          | 1.00000000 |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| # Heat Sys:                     | 1                 |              |      | NBHD Mod:                          |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| % Heated:                       | 100               | % AC:        |      | LUC Factor:                        | 1.00       |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Solar HW:                       | NO                | Central Vac: | NO   | Adj Total:                         | 199508     |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| % Com Wall:                     |                   | % Sprinkled: |      | Depreciation:                      | 37108      |                         |         |                 |            |       |      |                         |      |        |            | Juris. Factor:    |              | Before Depr: | 127.28 |            |
|                                 |                   |              |      | Depreciated Total:                 | 162399     |                         |         |                 |            |       |      |                         |      |        |            | Special Features: | 0            | Val/Su Net:  | 92.27  |            |
|                                 |                   |              |      |                                    |            |                         |         |                 |            |       |      |                         |      |        |            | Final Total:      | 162400       | Val/Su SzAd: | 225.56 |            |
| <b>MOBILE HOME</b>              |                   |              |      | Make:                              |            | Model:                  |         | Serial #:       |            | Year: |      | Color:                  |      |        |            |                   |              |              |        |            |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |              |      | <b>PARCEL ID</b> 168.0-0008-0001.0 |            |                         |         |                 |            |       |      |                         |      |        |            |                   |              |              |        |            |
| Code                            | Description       | A            | Y/S  | Qty                                | Size/Dim   | Qual                    | Con     | Year            | Unit Price | D/S   | Dep  | LUC                     | Fact | NB Fa  | Appr Value | JCod JFact        | Juris. Value |              |        |            |
| 2                               | Frame Shed        | D            | Y    | 18X6                               | A          | AV                      | 1980    |                 | 0.00       | T     | 31.2 | 101                     |      |        |            |                   |              |              |        |            |
| More: N                         | Total Yard Items: |              |      |                                    |            | Total Special Features: |         |                 |            |       |      |                         |      | Total: |            |                   |              |              |        |            |